

March 2020

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Welcome to the Euless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euless departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:

**[www.eulesstx.gov/planning/devserv.htm](http://www.eulesstx.gov/planning/devserv.htm)**

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# Residential Growth



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NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS / ALTERATIONS PERMITS

Residential Permits Mar 2020	Permits in Mar		Permits YTD	
	2019	2020	2019	2020
New Residential Construction	6	12	35	29
Additions/Alterations	6	7	19	14
Residential Fence Permits	11	6	30	12
Total Residential Permits	23	25	84	55

Note: As of May 2019, the City of Euless will no longer be gathering valuation data for residential construction due to changes made in Texas State Law.

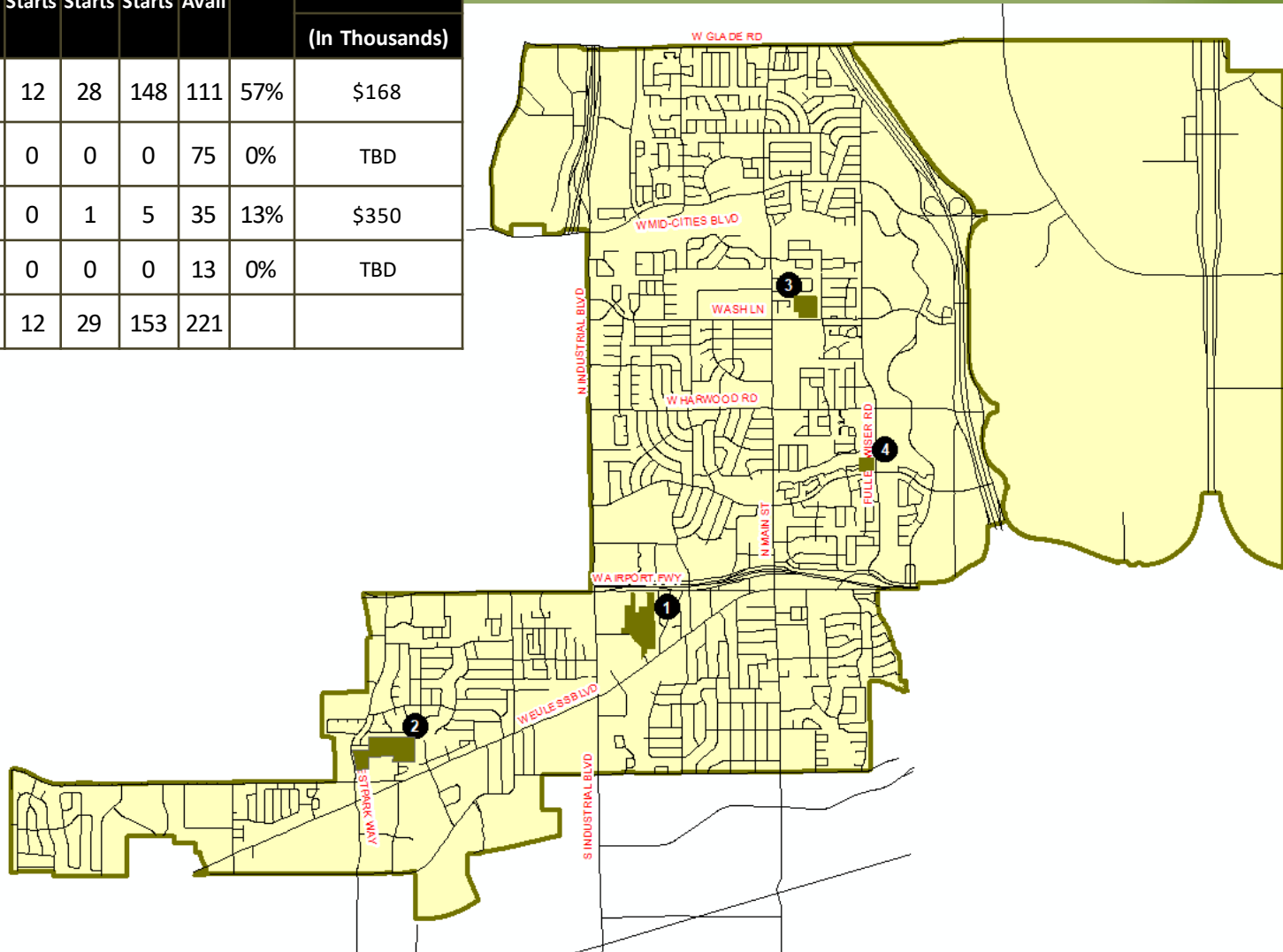
# Development Case Activity

## Development Review Cases February 2020

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
20-01-PD	Nepali Cultural Center	SWC of SH 10 and Royal Parkway	1/10/2019	2/18/2019	3/3/2020	3/24/2020
20-02-PD	Cresta Development	Glade Road	3/16/2020	Still in Progress		
19-03-PP	Shreeya Development	SWC SH 360 and E Glade Rd	8/27/2019	Still in Progress		
20-01-PP	Quiktrip Main Street	NEC S. Main Street and SH 10	1/30/2020	Still in Progress		
18-02-RP	Airport Freeway Addition	1811 W Airport Freeway	4/1/2018	Still in Progress		
19-04-RP	International Village Addition	Midway Drive at International	9/17/2019	Still in Progress		
19-06-RP	Guruwarda Sikh Sangat	200 E. Euleess Blvd	10/8/2019	2/11/2020	3/3/2020	NA
19-07-RP	Oakwood Terrance Addition	323 Norman Drive	10/29/2019	Still in Progress		
20-01-RP	Euleess Founders Parc	SH 10 at S Industrial Blvd	1/20/2020	3/10/2020	3/17/2020	NA
20-02-RP	International Regional	1400 Blk Westpark Way	2/10/2020	Still in Progress		
20-03-RP	Oakwood Terrance Elementary	700 Ranger	2/10/2020	3/17/2020		
18-07-FP	Hurst Electric	W Airport Freeway	10/31/2018	Still in Progress		
19-06-FP	Lonestar Estates PH 1	Westpark Way and SH 10	5/7/2019	Still in Progress		
19-14-FP	Sammy's Addition	400 W Euleess Blvd	10/1/2019	Still in Progress		
19-15-FP	QuikTrip Glade Parks	3801 Cheek-Sparger	12/1/2019	Still in Progress		
19-17-FP	Centurion Addition	2500 Block SH 121	1/10/2020	1/28/2020	3/3/2020	NA
20-01-FP	SWC Bear Creek@ Main	SWC Bear Creek at Main Street	1/10/2020	Still in Progress	NA	NA
20-02-FP	Golden Chick	708 N Industrial Blvd	1/10/2020	3/10/2020	3/17/2020	
20-03-FP	Harwood 360 Addition	NWC Harwood Road and SH 360	1/30/2020	Still in Progress		
20-04-FP	Midway Square Phase II	NEC Fuller Wiser and SH 183	2/10/2020	Sent to P&Z	3/17/2020	
20-05-FP	Glade Parks Walk Ons	2500 Block SH 121	3/2/2020	Still in Progress		
20-01-SP	Glade Parks Blk C Lt 5	2401 SH 121	1/30/2020	Still in Progress		
20-02-SP	Circle K	SWC S Industrial at SH 183	1/30/2020	3/31/2020	4/21/2020	
20-04-SP	Navy Federal Credit Union	2500 Block of SH 121	3/15/2020	Still in Progress		
19-05-SUP	SIT Auto Care	400 Block of W. Euleess Blvd	5/21/2019	Still in Progress		
20-02-SUP	Refuge Deliverance Center	1101 Royal Parkway	2/2/2020	2/11/2020	3/3/2020	3/24/2020
20-03-SUP	Sloth BJJ	218 N Main Street	2/2/2020	2/11/2020	3/3/2020	3/24/2020
20-04-SUP	Church of the City	1606 W Euleess Blvd	2/2/2020	Still in Progress		
20-05-SUP	Tommy's Express Car Wash	200 Block of E Euleess Blvd	2/15/2020	Still in Progress		

# Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Mar Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price
								(In Thousands)
1	Founders Parc	259	12	28	148	111	57%	\$168
2	Lonestar Estates PH I	75	0	0	0	75	0%	TBD
3	Ashlyn Estates	40	0	1	5	35	13%	\$350
4	Bear Park	13	0	0	0	13	0%	TBD
Totals:		374	12	29	153	221		



# Commercial Development

Commercial Permits Mar 2020	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2019	2020	2019	2020	2019	2020	2019	2020
New Commercial Construction	0	1	2	3	\$0	\$26,900,000	\$10,900,000	\$27,650,000
Additions/Alterations	5	2	22	9	\$4,156,914	\$745,000	\$6,417,639	\$1,730,000
Total Commercial Permits	5	3	30	12	\$4,156,914	\$27,645,000	\$17,317,639	\$29,380,000

Miscellaneous Permits	Permits in Mar		Permits YTD	
	2019	2020	2019	2020
Accessory Building	0	2	0	4
Com. Electrical Permit	11	4	19	14
Res. Electrical Permit	12	8	26	18
Garage Sale	48	6	69	35
Lawn Sprinkler	8	6	19	13
Com. Mech. Permit	0	1	6	3
Res. Mech. Permit	18	22	46	50
Com. Plumbing Permit	6	3	13	11
Res. Plumbing Permit	18	29	52	74
Res. Water Heater	22	30	76	70
Roofing Permit	3	2	5	3
Sign Permit	14	9	47	46
Total Misc. Permits	160	160	378	341



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NEW COMMERCIAL PERMITS



\$26,900,000

New Elementary School

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

# Commercial Development

Certificates of Occupancy by Type	Month	Year to Date
	Mar	2020
New Business	5	28
Change in Ownership	2	9
Change in Address	0	0
Change in Business Name	0	0
<b>Total</b>	<b>7</b>	<b>37</b>

Commercial Permits Mar 2020		
Issue Date	Address	Permit Type
3/17/2020	911 E Harwood Rd	Building Commercial Remodel
3/27/2020	700 Ranger St (Elem School)	Building New Commercial
3/31/2020	199 Dock McGinnis Dr (Cell Tower)	Building Commercial Remodel

Commercial Certificates of Occupancy Mar 2020				
Issue Date	Business Name	Address	Classification	Type
3/2/2020	Aspen Dental	2501 SH 121 #200	Medical Office	New Business
3/2/2020	Five Guys Burgers and Fries #6	2701 SH 121 #100	Restaurant	Change in Ownership
3/2/2020	Law Office of Mary E Garcia	418 N Main St #213	Law Office	New Business
3/10/2020	Fountainwood Apartments	750 E Mid-Cities Blvd	Apartments	Change in Ownership
3/10/2020	Hard Body Studio	1101 Arwine Ct #100	Beauty Shop	New Business
3/16/2020	Mod Pizza	2321 SH 121 #100	Restaurant	New Business
3/16/2020	The Fat Boy	1131 S Airport Cir #110	Business Service	New Business

# Code Compliance

Code Compliance Calls by Topic	Count
License to be Delivered	38
Parking	23
Health Inspections	65
C. O. Inspection	6
Property Maintenance	34
Vehicle	2
Signs	6
Trash	9
Public Nuisance	18
Rental Inspection	6
Zoning	5
Streets and Sidewalks	0
High Grass and Weeds	48
Day Care Inspection	0
Pool Inspection	23
Animals	1



PROPERTY MAINTENANCE VIOLATIONS

Code Violations March 2020		Mar	YTD
Case Type	Common Violation	2020	2020
Building Cases	Dangerous Conditions/Structures	0	0
	Electrical Violation	0	0
	No Violation	21	62
	Plumbing Violation	1	1
	Property Maintenance	14	34
	Screening Swimming Pools/Spa	0	0
Health	Approved Source/Labeling	8	14
	Cross Contamination	24	46
	Evidence of Insect/Rodent Contamination	1	5
	Food Contact Surfaces / Cleaning	20	31
	Handwash Facilities	11	21
	Mechanical Sanitizing	0	2
	No Alcohol License / Expired	2	2
	No Food Handler Card	0	4
	No Health License/Expired	1	1
	Non Food Contact Surfaces	26	46
	Nuisance - Pools/Spas Clarity	3	3
	Other Health Equipment	23	34
	Toxic Item Storage	0	3
	Junked Vehicles	1	13
Littering and Trash	Littering/Life Safety (24hrs)	0	2
	Trash/Littering	4	11
High Grass and Weeds Watering	High Grass and Weeds	48	55
	Watering	0	0
Zoning Violations	Fences/Walls In Disrepair	1	4
	Illegal Outdoor Storage (N)	0	2
	Illegal Outdoor Storage (R)	7	14
	Landscaping (Residential)	2	2
	Nuisance Other	8	12
	Parking Violations	10	13
	Parking on Unpaved Surfaces	2	9
	Signs/Billboards	0	13
	Solid Waste Other	0	1
	Street and Sidewalk Obstruction	1	1
	Zoning Violation (Other)	3	9
	Totals	242	470

# Demographics and Data

## Location:

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

## Education:

Served by award winning Hurst-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

## Recreation:

Euless maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

## CITY OF EULESS – CENSUS 2010 DATA

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
<b>POPULATION</b>				
Total population	51,277	100	38,967	100
<b>RACE</b>				
One race	49,393	96.3	37,995	97.5
White	33,833	66	26,926	69.1
Black or African American	5,497	10.7	3,932	10.1
American Indian and Alaska Native	330	0.6	252	0.6
Asian	5,301	10.3	3,961	10.2
Native Hawaiian and Other Pacific Islander	1,101	2.1	674	1.7
Some Other Race	3,331	6.5	2,250	5.8
Two or More Races	1,884	3.7	972	2.5
<b>HISPANIC OR LATINO AND RACE</b>				
Hispanic or Latino (of any race)	9,719	19	6,396	16.4
Not Hispanic or Latino	41,558	81	32,571	83.6
One race	40,296	78.6	31,919	81.9
White	28,345	55.3	23,264	59.7
Black or African American	5,315	10.4	3,819	9.8
American Indian and Alaska Native	241	0.5	196	0.5
Asian	5,232	10.2	3,922	10.1
Native Hawaiian and Other Pacific Islander	1,078	2.1	665	1.7
Some Other Race	85	0.2	53	0.1
Two or More Races	1,262	2.5	652	1.7
<b>HOUSING UNITS</b>				
Total housing units	23,447	100		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		



# Demographics and Data

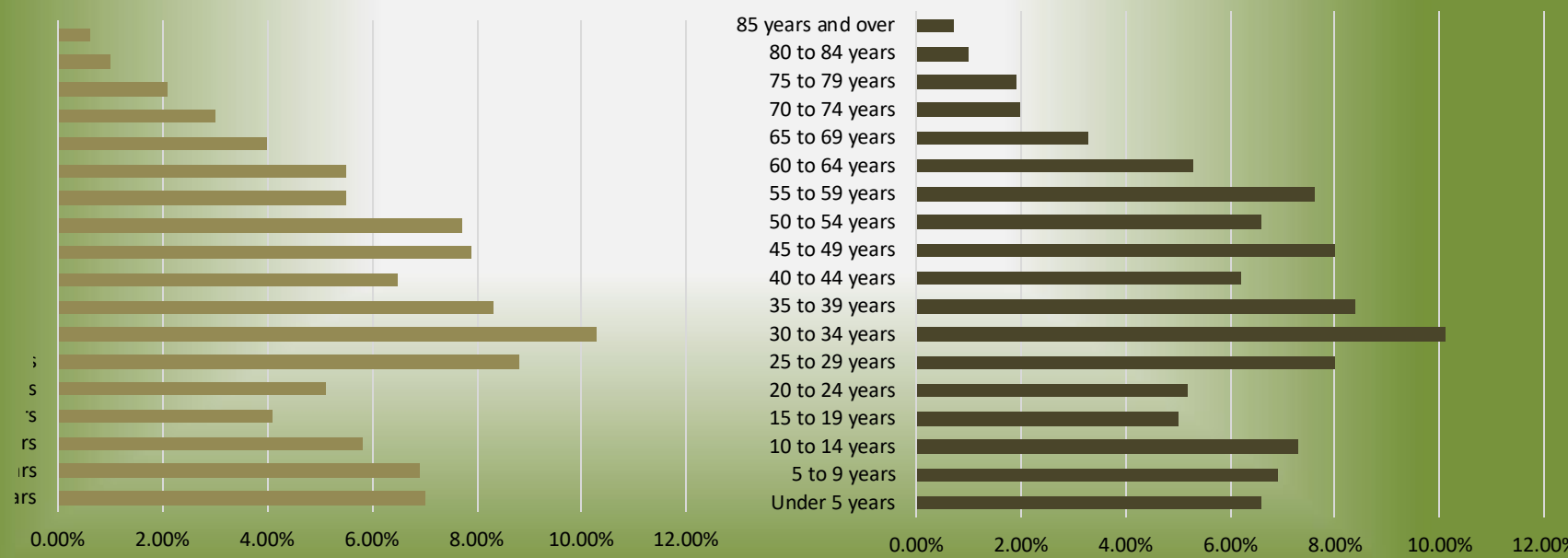
**Age -**

The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

The graphic shows that Euless has greater percentages of population within the 25-54 age ranges than the county as a whole. This is an indicator that there are a significant number of working age individuals living in the community.

**City of Euless – Age Cohort Pyramid**

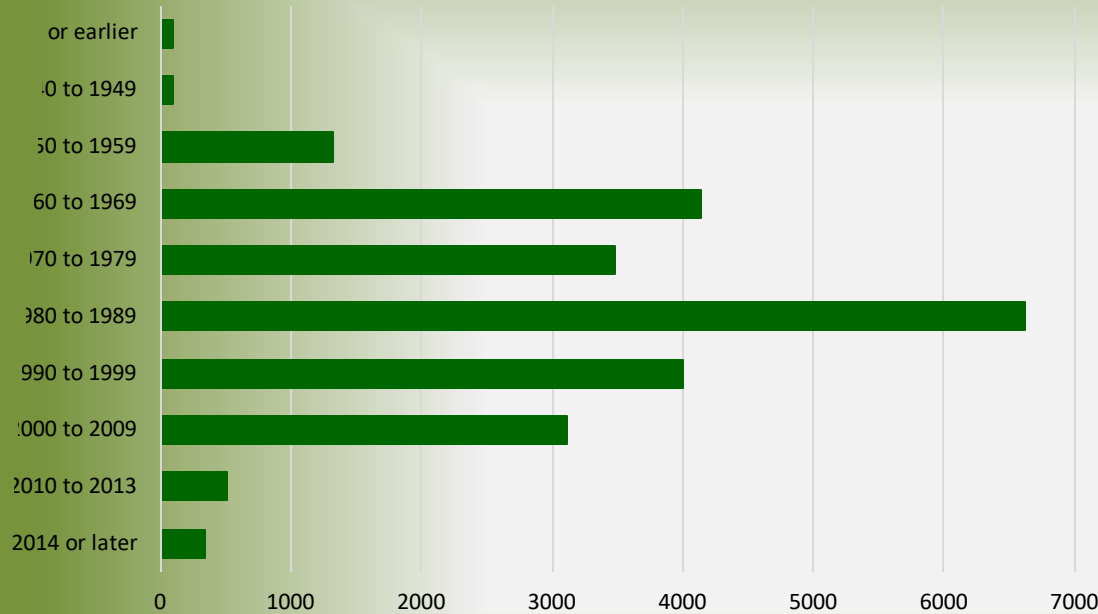
■ City of Euless Male  
■ City of Euless Female



Source: US Bureau of Census ACS 2018

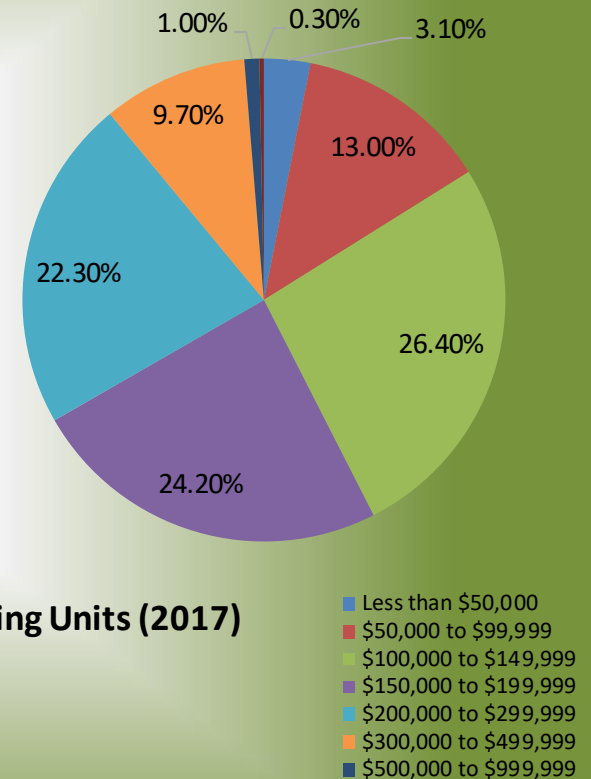
# Demographics and Data

**Total Housing Units (2018) 23,710**  
**Year Structure Built**



Source: US Bureau of Census ACS 2018

**Housing Valuation Percentage of Housing Units (2017)**  
**2017 Median Home Value \$163,700**



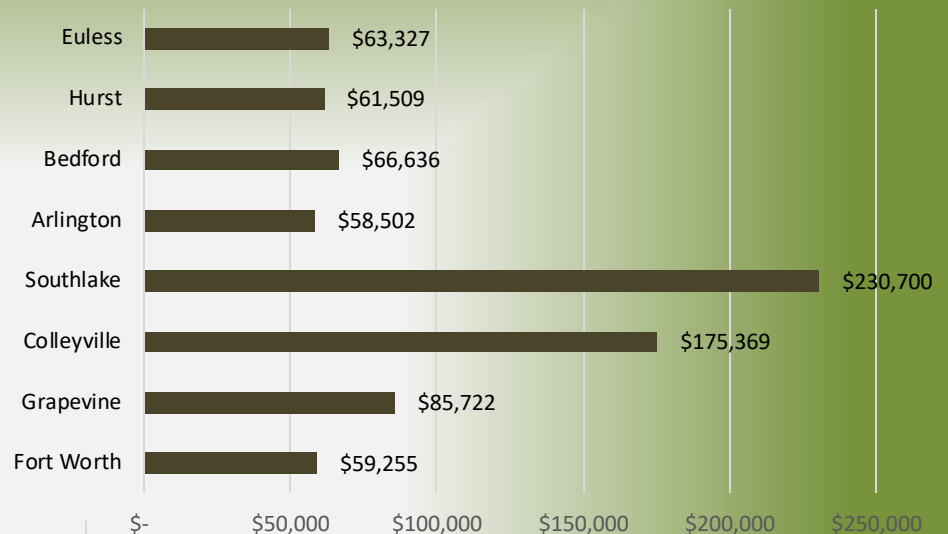
- Less than \$50,000
- \$50,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000 to \$199,999
- \$200,000 to \$299,999
- \$300,000 to \$499,999
- \$500,000 to \$999,999

# Demographics and Data

## Income -

Median income levels in Northeast Tarrant County are consistent with the rest of the County, with the obvious outlier. Euless income levels by percentage have steadily increased over time as more families have built homes in the past decade.

## Median Income Levels



Source: US Bureau of Census ACS 2018

## Euless Income Levels by Percentage of Households

